111.0	0002	0031.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	785,000	/	785,000
USE VALUE:	785,000	/	785,000
ASSESSED:	785,000	/	785,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		BERKELEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON AMY H
Owner 2:	ANDERSON JOHN C
Owner 3:	
Street 1:	37 BERKELEY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ABBOTT FREELAND K -
Owner 2:	-
Street 1:	37 BERKELEY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,040 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Wood Shingle Exterior and 2115 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6040.000	364,200		420,800	785,000
Total Card	0.139	364,200		420,800	785,000
Total Parcel	0.139	364,200		420,800	785,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.16 | /Parcel: 371.1

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
70666			11/12/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 111.0-0002-0031.0

!8637!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,200	0	6,040.	420,800	785,000	785,000	Year End Roll	12/18/2019
2019	101	FV	256,100	0	6,040.	414,800	670,900	670,900	Year End Roll	1/3/2019
2018	101	FV	256,100	0	6,040.	318,600	574,700	574,700	Year End Roll	12/20/2017
2017	101	FV	256,100	0	6,040.	300,600	556,700	556,700	Year End Roll	1/3/2017
2016	101	FV	256,100	0	6,040.	276,600	532,700	532,700	Year End	1/4/2016
2015	101	FV	249,700	0	6,040.	258,500	508,200	508,200	Year End Roll	12/11/2014
2014	101	FV	236,500	0	6,040.	238,100	474,600	474,600	Year End Roll	12/16/2013
2013	101	FV	236,500	0	6,040.	238,100	474,600	474,600		12/13/2012

PRINT

Date	Time
12/10/20	23:11:19

LAST REV

Date	Time
09/05/19	14:55:32

apro

USER DEFINED

Prior Id # 1:	70666
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8637

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABBOTT FREELAND	35693-415		6/17/2002		317,000	No	No		
MULDOON TIMOTHY	27252-247		4/30/1997		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/2016	1574	Redo Bas	19,180	C				
6/7/2012	722	Manual	2,100					SOLAR PANELS
3/28/2008	283	Addition	250,000			G9	GR FY09	2ND FLR ADD & KIT

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	Meas/Inspect	HS	Hanne S
4/8/2014	Measured	PC	PHIL C
2/27/2009	Measured	189	PATRIOT
9/22/2002	MLS	MM	Mary M
4/18/2000	Meas/Inspect	276	PATRIOT
9/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6040		Sq. Ft.	Site		0	70.	1.00	6									420,838						420,800	

Total AC/HA:	0.13866	Total SF/SM:	6040	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,838	Spl Credit		Total:	420,800

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

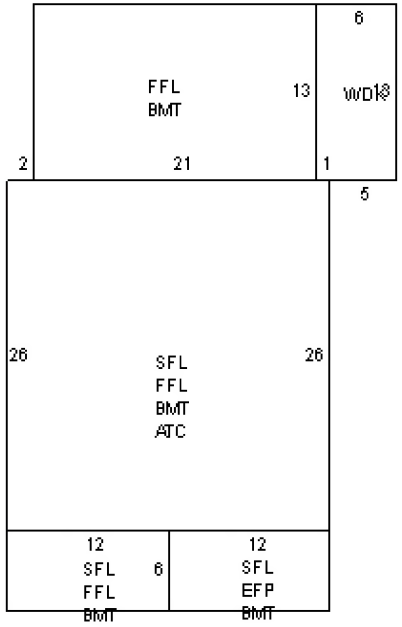
OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	7 - PHOTOVOLTAIC		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19773078
Const Adj.:	0.99989998
Adj $ / SQ:	149.701
Other Features:	93722
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447407
Depreciation:	83218
Depreciated Total:	364189

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	149.70
Special Features:	0	Val/Su Net:	117.18
Final Total:	364200	Val/Su SzAd	189.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,041	58.380	60,777
FFL	First Floor	969	149.700	145,061
SFL	Second Floor	730	149.700	109,222
ATC	Attic	218	149.700	32,695
WDK	Deck	78	16.000	1,248
EFP	Enclos Porch	72	65.030	4,682

Net Sketched Area:	3,108			Total:	353,685
Size Ad	1916.9999	Gross Are	3552	FinArea	2115

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 111.0-0002-0031.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: